

**CITY OF HASTINGS**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**October 7, 2019**

Members present: Brehm, Tossava, Czarnecki, Bowers, Resseguie, Maurer, McLean, Hatfield.

Members absent: Foster.

Other staff present: King, Gergen, Harvey.

The meeting was called to order at 7:00 p.m. by Chairman Hatfield.

Hatfield called the roll.

Those present recited the Pledge of Allegiance.

Hatfield asked for comment regarding the draft agenda for tonight's meeting. No comment was forwarded.

Motion by Bowers, second by Maurer to approve the agenda for tonight's meeting as amended.

Motion carried.

Hatfield asked for comment regarding the draft minutes of the September 3, 2019 regular meeting of the Hastings Planning Commission, the draft minutes of the September 4, 2019 meeting of the Rutland Township Planning Commission, the September 17, 2019 cancellation notice of the Zoning Board of Appeals meeting, the draft minutes for the September 18, 2019 Downtown Development Authority meeting, the draft minutes for the September 26, 2019 meeting of the Local Development Finance Authority, the cancellation notice of the September 18, 2019 meeting of the Joint Planning Commission, and the draft minutes of the September 16, 2019 meeting of the Joint Planning Alliance. No comment was forwarded.

Motion by Tossava, second by Bowers to approve and place on file the draft minutes of the September 3, 2019 regular meeting of the Hastings Planning Commission, the draft minutes of the September 4, 2019 meeting of the Rutland Township Planning Commission, the September 17, 2019 cancellation notice of the Zoning Board of Appeals meeting, the draft minutes for the September 18, 2019 Downtown Development Authority meeting, the draft minutes for the September 26, 2019 meeting of the Local Development Finance Authority, the cancellation notice

of the September 18, 2019 meeting of the Joint Planning Commission, and the draft minutes of the September 16, 2019 meeting of the Joint Planning Alliance.

Motion carried.

Hatfield asked Czarnecki to comment on the activities of the JPA and JPC. Czarnecki stated that there was not any action taken at the JPA meeting in September. The members gave brief updates on things happening in their respective jurisdictions. The Joint Planning Commission did not hold a meeting in September. The ordinance for electronic billboards is going through as second readings at both the Rutland Township Board and the Hastings City Council.

Hatfield asked if there were any comments on the work tasks identified by the Planning Commission for completion in 2019. King stated #16 & #17 on the task list have been adopted. He also noted that #19 had been added to the list and is on the agenda for discussion this evening.

Hatfield introduced discussion regarding the Part 2 Master Plan Update. Harvey shared the Housing section from Part II of the Master Plan. She discussed the format and asked the PC members to review so any needed edits can be included. Harvey noted that all pictures and the Strategies Matrix were not added. Planned to get the Strategies Matrix to King for distribution soon.

Hatfield asked King to comment on efforts to track progress on the requirements imposed by the Planning Commission as a condition of project or site plan approval. King shared the status of each project on the progress list.

Hatfield noted that the ZBA By-Laws and Rules of Procedure were included for review. It was noted by Harvey that membership for the ZBA is currently six members and two alternates. While is allowable by Michigan Law, it is recommended that there be an odd number of regular members. The ZBA will hold their next meeting in November and the PC will wait for recommendations regarding membership. Harvey also noted that the only issue that PC can address is membership because it is part of the zoning ordinances. The By-Laws and Regulations will need to be addressed by ZBA.

Hatfield asked Czarnecki for a summary of the administrative review for a day care facility for dogs at 1105 E. State St. Czarnecki referenced the memo that was included in the packet. It was noted that the property owner had obtained a driveway permit and had plans to create a driveway to the existing building.

Hatfield stated that requests had been made to the PC to look at the issue of basements being required for dwellings outside of a mobile home park. Hatfield asked for discussion.

Maurer stated that as a builder, he did not recognize that there was much savings in the construction cost by not having a basement. He stated that there is a \$10,000-\$12,000 savings immediately, but over the lifetime of the house it is not very significant. There are still costs with a slab. Should be cautionary and look for other reasons than reduce costs for allowing slab construction.

Bowers asked Harvey way there were not comparisons with other cities, only villages and townships. Harvey stated that she was only pulling examples of jurisdictions that she knew or worked with.

Hatfield stated that Maurer raised good points. He feels that the market should dictate if slab construction if a viable option, not the PC. Hatfield noted that past explanation of reasoning for this ordinance was to keep mobile homes from being pulled in and placed on a lot.

Resseguie stated that he agreed with both Maurer and Hatfield. He stated that we should be thinking toward the future with ideas of tiny houses and if requiring a basement makes sense.

Hatfield noted that Barry Community Foundation is working with a developer on a modular home initiative through the State of Michigan. They have delayed starting until the City has made a determination on allowing slab construction.

Tossava noted that there are many houses throughout the City that do not have basements.

Motion by Brehm, second by McLean to set a public hearing for the November 4, 2019 meeting to hear comment on amending the ordinance 90-774 (5) requiring basements for dwellings outside of mobile home parks.

Motion carried.

Hatfield asked if there was any public discussion and comment.

Al Jarvis noted that basements were the least of the concerns for residential development.

Hatfield asked for any commission comment. No comment was forwarded.

Motion by Brehm, second by Bowers to adjourn at 7:35 p.m.

Motion carried.

Submitted by:

Jerry Czarnecki  
Secretary